

LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

TUESDAY, APRIL 21, 2015

6:00 PM PUBLIC HEARING

LOCATION: BOARD ROOM
1ST Floor, Govt. Center

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, April 21, 2015**, at **6:00 p.m.** to consider the following:

SPMI 2014-0021, SPEX 2014-0021, ZMOD 2014-0010
ZMOD 2014-0006 & ZMOD 2014-0007
CASCADES SELF STORAGE FACILITY
(Minor Special Exception, Special Exception and Zoning Modification)

Cascades Self Storage, LC, of Annapolis, Maryland, has submitted applications for a Minor Special Exception to permit a Storage, Mini-Warehouse, use and for a Special Exception to permit Outdoor storage, accessory, in excess of 10% of lot area (for vehicles), in the PD-IP (Planned Development-Industrial Park) zoning district. The subject property is also located within the Route 28 Taxing District. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed uses are listed as a minor special exception and a special exception use under Section 4-504, pursuant to Section 4-507(K) and Section 5-665 (the Minor Special Exception application is not subject to consideration by the Planning Commission and requires approval only by the Board of Supervisors). The modification of the zoning, subdivision, or other requirements of a PD zoning district may be approved by the Board of Supervisors under Section 6-1217(A), and the modification of the buffering and screening requirements applicable to the proposed Special Exception uses is authorized as part of an approval action of a Special Exception under Section 5-1403(C), pursuant to which the Applicant also requests the following Zoning Ordinance modifications:

Zoning Ordinance Section	Proposed Modifications
§4-507(K)(1), Use Limitations, Storage, Mini-Warehouse	Allow the Storage, Mini-Warehouse use to be designed as a climate controlled building with a non-climate controlled interior vehicular drive aisle.
§4-507(K)(2), Use Limitations, Storage, Mini-Warehouse	Allow individual storage units to be accessed directly from the exterior of the building.
§4-507(K)(3), Use Limitations, Storage, Mini-Warehouse	Allow a 1.0 acre outdoor storage area.
§5-1407(A) Buffer Yard and Screening Requirements, Location	Allow required Type 3 Front Buffer Yard plantings to be located adjacent to side of the building that faces Cascades Parkway, in lieu of along the subject property's boundary with Cascades Parkway.

The subject property is approximately 5.28 acres in size and is located within the southwest quadrant of the intersection of Maries Road (Route 638), Old Vestals Gap Road, and Cascades Parkway, in the Sterling Election District. The subject property is more particularly described as follows:

TAX MAP #	PIN	ADDRESS
/81/B/3////9/	030-10-6987	N/A
/81/B/3////7/	030-10-5763	N/A
/81/B/3////7A	030-10-4490	N/A
/81/B/3////8/	030-10-5867	N/A
/81/B/3////10/	030-10-7090	N/A

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Plan) and the Dulles North Area Management Plan, which designate this area for Route 28 Business uses and which recommend a Floor Area Ratio (FAR) of 0.4 to 1.0.

ZCPA 2014-0007
STONE RIDGE LAND BAY EE2A
(Zoning Concept Plan Amendment)

Stone Ridge Community Development, LLC, of Fairfax, Virginia, has submitted an application to amend the concept plan and proffers approved with ZMAP-2006-0011 and ZCPA-2006-0003, Stone Ridge Commercial, in order to allow the option to either construct a previously approved Multi Family Community Center, which includes a clubhouse and swimming pool, or to make a cash contribution to the Stone Ridge Association, Inc. (the homeowners association for the development) in lieu of constructing such Multi Family Community Center, with no resulting change in density in the R-16 (Townhouse/Multifamily Residential) zoning district. The subject property is also located within the AI (Airport Impact) Overlay District, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance. The subject property is approximately 15.38 acres in size and is located in the southwest quadrant of the intersection of Stone Springs Boulevard (Route 2625) and Millstream Drive (Route 2626), and north of Tall Cedars Parkway (Route 2200), in the Dulles Election District. The subject property is more particularly described as Tax Map Number 100///7///S23/ (PIN# 204-26-3927). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) and the Arcola Area/Route 50 Corridor Plan which designate this area for business uses at a recommended Floor Area Ratio (FAR) of 0.4.

ZRTD 2015-0001
ST. JOHNS AT LOUDOUN TECH CENTER
(Zoning Conversion in the Route 28 Tax District)

St. John's Property, of Frederick, Maryland, has submitted an application to rezone approximately 11.96 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district at a maximum Floor Area Ratio (FAR) of 0.6. The subject property is located within the Route 28 Taxing District. The subject property is approximately 11.96 acres in size and is located on the north side of Nokes Boulevard (Route 1793) and the west side of Ridgetop Circle (Route 1790), in the Broad Run Election District. The subject property is more particularly described as follows:

TAX MAP NUMBER	PIN	ADDRESS
/81///8////C/	030-30-6633	21660 Ridgetop Circle, Sterling, Virginia
/81///8////B/	030-30-4784	21670 and 21680 Ridgetop Circle, Sterling, Virginia

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Plan) which designate this area for Route 28 Business uses at a recommended FAR of 0.4 to 1.0.

ZCPA 2014-0006
AVONLEA PLAZA
(Zoning Concept Plan Amendment)

Avonlea Investments, LC, of Fairfax, Virginia, has submitted an application to amend the proffers approved with ZMAP-2004-0005, Avonlea Plaza, in order to: 1) Revise the timing by which the applicant shall make its choice of building and parking layout for the subject property; 2) Relocate and reprioritize locations for wetlands mitigation; 3) Revise the timing for the bonding and construction of Tall Cedars Parkway; 4) Increase the cash contribution amount that may be donated to the County in lieu of constructing two (2) traffic signals and certain sections of Tall Cedars Parkway; 5) Eliminate the termination and physical closure of existing Pinebrook Road (Route 827) access onto Route 50; 6) Eliminate the cash contribution for the design and/or construction of a grade-separated interchange at Route 50 and Route 606; and 7) Increase maximum average illumination for exterior building lighting, security lighting, and parking lot lighting; with no resulting change in density in the PD-CC-SC (Planned Development-Commercial Center-Small Regional Center) zoning district. The subject property is also located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance. The subject property is approximately 29.32 acres in size and is located on the south side, and south, of John Mosby Highway (Route 50), along the north and south sides of Tall Cedars Parkway (Route 2200), and on the east side of Pinebrook Road (Route 827), at 42635, 42654, 42655, 42670, 42684, 42685, 42694, and 42695 Theatre Plaza, Chantilly, Virginia, in the Dulles Election District. The subject property is more particularly described as Tax Map Numbers 101/////////47/ and 101/////////47A (PIN#s 163-17-5121 and 163-17-6609, respectively). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) and the Arcola Area/Route 50 Corridor Plan which designate this area for Hybrid Retail Centers at a recommended Floor Area Ratio (FAR) of 0.4 to 1.0.

ZMAP 2014-0006
WHITMAN PROPERTY - NORTH
(Zoning Map Amendment Petition)

Van Metre Companies, LLC, of Fairfax, Virginia, has submitted an application to: 1) rezone approximately 49.59 acres from the R-1 (Single Family Residential) zoning district under the Revised 1993 Zoning Ordinance to the R-8 Affordable Dwelling Unit (Single Family Residential with Affordable Dwelling Units) zoning district under the Revised 1993 Zoning Ordinance in order to develop up to 143 single family attached dwelling units and up to 95 single family detached dwelling units at a density of up to 4.8 dwelling units per acre including Affordable Dwelling Units (ADUs); and 2) proffer restrictions limiting uses to certain passive recreational uses and active recreational uses for a 14.03-acre portion of the subject property that is currently zoned TR-1 (Transitional Residential-1) and TR-3LF (Transitional Residential-3). The subject property is located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance. The subject property is located on north and south sides, and north, of Braddock Road (Route 620), and on the east side, and east, of Gum Spring Road (Route 659), in the Dulles Election District. The subject property is more particularly described as follows:

PIN #	TAX MAP NUMBER	ADDRESS
206-29-5965	106/////////1/	N/A
206-19-1366 (portion)	105/////////20/ (portion)	25626 and 25742 Gum Spring Road, Chantilly, Virginia

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community) and Transition Policy Area (Lower Foley Subarea)), which designate this area for residential uses at a recommended density of up to 4.0 dwelling units per acre and uses that provide a visual and spatial transition between the Suburban Policy Area to the east and the Rural Policy Area to the west, respectively.

**ZMAP 2012-0008, SPEX 2012-0021, SPEX 2012-0023,
SPEX 2012-0024, SPEX 2012-0025, SPMI 2012-0003,
SPMI 2012-0004, SPMI 2012-0005, SPMI 2012-0006,
SPMI 2012-0008 & SPMI 2012-0009**

SUNSET CREST MANOR

(Zoning Map Amendment Petition, Special Exception, Minor Special Exception)

Sunset Crest Manor, L.L.C., of Chantilly, Virginia, has submitted the following applications: 1) To rezone approximately 95.33 acres from the TR-3LBR (Transitional Residential-3) and MR-HI (Mineral Resource – Heavy Industry) zoning districts under the Revised 1993 Zoning Ordinance to the TR-10 (Transitional Residential-10) zoning district under the Revised 1993 Zoning Ordinance to permit Conference and Training Center and Rural Retreat uses on the subject property at a maximum Floor Area Ratio (FAR) of 0.5; 2) For Special Exceptions to permit a Conference and Training Center (Level IV), a Rural Retreat (Level III-large scale), and a Country Inn with Restaurant in the TR-10 zoning district; 3) a Minor Special Exception to permit a Banquet/Event Facility use in the TR-10 zoning district; and 4) a Special Exception to permit the project's private access road to access a public road. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed uses are listed Special Exception and Minor Special Exception uses under Table 2-1402 of Section 2-1402, subject to the Additional Regulations set forth in Sections 5-601, 5-640, and 5-642, and onsite private roads constructed pursuant to Type A1 Roadway standards with more than 600 vehicle trips per day require special exception review pursuant to Table 5-654 of Section 5-654. The modification of Additional Regulations applicable to the proposed uses is authorized by Minor Special Exception under Section 5-600, Additional Regulations for Specific Uses (the Minor Special Exception application is not subject to consideration by the Planning Commission and requires approval only by the Board of Supervisors), and the modification of the buffering and screening requirements applicable to the proposed Special Exception use is authorized as part of an approval action of a Special Exception under Section 5-1403(C), pursuant to which the Applicant also requests the following modifications:

Zoning Ordinance Section	Proposed Modification
§5-601(B)(1)(d), Bed and Breakfast Inn, Intensity/Character, Size of Use.	Increase the maximum FAR for a Bed and Breakfast Inn from 0.04 to 0.05.
§5-601(B)(2)(a) and (b), Bed and Breakfast Inn, Landscaping/Buffering/Screening.	Permit the use of existing on-site vegetation to screen outdoor private party areas in lieu of providing a minimum 50 foot setback or yard area, landscaped and screened with solid fencing and/or landscaped area equivalent to a Type 3 Buffer Yard; and Permit the use of existing on-site vegetation in lieu of providing off-street parking areas and service areas for loading and unloading with 1 canopy tree per each 10 parking or 2 loading spaces.

§5-601(C)(1)(d)(i) and (ii), Country Inn, Intensity/Character, Size of Use.	Increase the maximum FAR for a Country Inn from 0.04 to 0.05; and Permit a restaurant located on the subject property to exceed 49% of the total floor area of the Country Inn.
§5-601(C)(1)(f)(i) and (ii), Country Inn, Intensity/Character, Private Parties.	For private parties permitted to be held daily at a Country Inn, increase the maximum number of attendees from 100 to 324 (to correspond with the maximum number of attendees permitted for a Banquet/Event Facility on the subject property); and Permit private parties for more than 100 attendees, including overnight guests, to be held more than 20 times per calendar year.
§5-601(C)(1)(h)(i), (ii), and (iii), Country Inn, Intensity/Character, Yard Standards.	Reduce the minimum setback for a Country Inn use from 100 feet to 50 feet from all lot lines; and Reduce the minimum setback for parking for a Country Inn use from 100 feet to 25 feet from all lot lines; and Reduce the minimum setback for outdoor private party areas from 200 feet to 175 feet from all lot lines.
§5-601(C)(2)(a) and (b), Country Inn, Landscaping/Buffering/Screening.	Permit the use of existing on-site vegetation to screen outdoor private party areas in lieu of providing a minimum 50 foot setback or yard area, landscaped and screened with solid fencing and/or landscaped area equivalent to a Type 3 Buffer Yard; and Permit the use of existing on-site vegetation in lieu of providing off-street parking areas and service areas for loading and unloading with 1 canopy tree per each 10 parking or 2 loading spaces.
§5-601(D)(3), Rural Retreats and Resorts, Setbacks.	Reduce the minimum setback for new buildings and parking from 200 feet to 50 feet from adjacent properties.
§5-601(D)(5), Rural Retreats and Resorts, Water and Sewer.	Permit a Rural Retreat use located in the TR-10 zoning district to be served by public water and sewer.
§5-601(D)(8)(b)(i) and (iii), Rural Retreats and Resorts, Size of Use.	Permit Banquet/Event Facilities and conference and training facilities to be greater than or equal to 50% of the total floor area of the Rural Retreat; and Increase the maximum FAR for a Rural Retreat from 0.04 to 0.05.
§5-601(D)(8)(c)(iii), Rural Retreats and Resorts, Yard Standards.	Reduce the minimum required yard for a Level III-Rural Retreat from 250 feet to 25 feet from all lot lines.
§5-601(D)(8)(d)(i) and (ii), Rural Retreats and Resorts, Landscaping/Buffering/Screening.	Permit the use of existing on-site vegetation as landscaping and screening in lieu of providing a minimum 50 foot setback or yard area, landscaped and screened with solid fencing and/or landscaped area equivalent to a Type 3 Buffer Yard; and Permit the use of existing on-site vegetation in lieu of providing off-street parking areas and service areas for loading and unloading with 1 canopy tree per each 10 parking or 2 loading spaces.
§5-601(D)(8)(f)(ii), Rural Retreats and Resorts, Parking, Surface.	Permit all parking areas serving the Rural Retreat to use gravel and/or field parking in lieu of a dust-free surfacing material as provided in the Facilities Standards Manual (FSM).
§5-640(B)(1), Conference and Training Centers, Size of Use, Floor Area Ratio.	Increase the maximum FAR for a Conference and Training Center from 0.04 to 0.05.
§5-640(B)(2), Conference and Training Centers, Size of Use, Accessory Uses.	Permit banquet and dining facilities to exceed 20% of the total area of the principle permitted structure, and permit lodging facilities to constitute over 40% of the total area of the principal permitted structure.

§5-640(C)(1) and (2), Conference and Training Centers, Landscaping/Buffering/Screening, Buffer and Parking Areas.	Permit the use of existing on-site vegetation as landscaping and screening in lieu of providing a minimum 50 foot setback or yard area, landscaped and screened with solid fencing and/or landscaped area equivalent to a Type 3 Buffer Yard; and Permit the use of existing on-site vegetation in lieu of providing off-street parking areas and service areas for loading and unloading with 1 canopy tree per each 10 parking or 2 loading spaces.
§5-640(E)(2), Conference and Training Centers, Parking, Surface.	Permit all parking areas serving the Conference and Training Center to use gravel and/or field parking in lieu of a dust-free surfacing material as provided in the FSM.
§5-642(A)(3), Banquet/Event Facility, Intensity/Character, Floor Area.	Increase the maximum FAR for a Banquet/Event Facility from 0.04 to 0.05.
§5-642(A)(4)(b) and (c), Banquet/Event Facility, Intensity/Character, Location on Site/Dimensional Standards.	Reduce the minimum setback for parking for a Banquet/Event Facility from 100 feet to 25 feet from all lot lines; and Reduce the minimum setback for outdoor private party areas from 200 feet to 175 feet from all lot lines.
§5-642(B)(1) and (2), Banquet/Event Facility, Landscaping/Buffering/Screening, Buffer and Parking Areas.	Permit the use of existing on-site vegetation as landscaping and screening in lieu of providing the minimum 50 foot setback or yard area, landscaped and screened with solid fencing and/or landscaped area equivalent to a Type 3 Buffer Yard; and Permit the use of existing on-site vegetation in lieu of providing off-street parking areas and service areas for loading and unloading with 1 canopy tree per each 10 parking or 2 loading spaces.
§5-653(A), Landscaping Standards for Specific Uses, Setbacks or Yards Adjacent to Certain Sized Lots.	Permit the use of existing on-site vegetation as landscaping and screening in lieu of providing the minimum 50 foot setback or yard area, landscaped and screened with solid fencing and/or landscaped area equivalent to a Type 3 Buffer Yard.
§5-653(B), Landscaping Standards for Specific Uses, Parking Areas.	Permit the use of existing on-site vegetation in lieu of providing off-street parking areas and service areas for loading and unloading with 1 canopy tree per each 10 parking or 2 loading spaces.
Table 5-1414(B) of §5-1414(B), Buffer Yard and Screening Matrix, Buffer Yard.	Permit the use of a 300-foot no-build buffer adjacent to the Bull Run along the subject property's western boundary, a tree conservation area along the subject property's northern boundary, existing vegetation and screening associated with ZMAP 2002-0018, SPEX-2002-0016, Luck Stone Bull Run Quarry, along the subject property's eastern and southern boundaries, and other existing onsite vegetation in lieu of the required plantings for the Type 3 Buffer Yard required along boundaries of the subject property.

The subject property is located within the QN (Quarry Notification) Overlay District-Bull Run Quarry and Bull Run Note Area, and located partially within the FOD (Floodplain Overlay District). The subject property is located along the east and west sides of Gum Spring Road (Route 659), south of Katebini Lane, and on the east side, and east, of the boundary with Prince William County, in the Blue Ridge Election District. The subject property is more particularly described as follows:

PIN#	TAX MAP NUMBER	ADDRESS
210-18-6554	108////////11C	42230 Mayhew Lane, Chantilly, Virginia
211-39-5297 (portion)	109////////13/ (portion)	N/A
211-47-8260	108////////11B	42128, 42169 Mayhew Lane, Chantilly, Virginia

The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Bull Run subarea)), the 2010 Countywide Transportation Plan, and the Bicycle and Pedestrian Mobility Master Plan, which designate this area for clustered residential development at a density of 1 dwelling unit per 3 acres and non-residential uses which provide a visual and spatial transition between suburban development to the east and rural development to the west.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning and Zoning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning and Zoning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning and Zoning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning and Zoning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. If the public hearing is cancelled due to inclement weather, the public hearing will be moved to Thursday of the same week at the same place and time unless otherwise announced. If that Thursday is a holiday or the Thursday public hearing is cancelled due to inclement weather, the public hearing will be moved to Tuesday of the next week at the same place and time unless otherwise announced.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning and Zoning at 703-777-0246. Please provide three days' notice.